

AN ORDINANCE

04-O-1251

BY COUNCILMEMBER IVORY LE YOUNG, JR. Z-04-99

AS AMENDED BY ZONING COMMITTEE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF ATLANTA SO AS TO REZONE PROPERTY IN DIXIE HILLS, HUNTER HILLS, GROVE PARK, CENTER HILL, WEST LAKE, WASHINGTON PARK, ENGLISH AVENUE, VINE CITY, BANKHEAD AVENUE, HARVEL HOMES, URBAN VILLA, PENELOPE NEIGHBORS AND KNIGHT PARK/HOWELL STATION WHICH ARE WHOLLY OR PARTIALLY LOCATED IN COUNCIL DISTRICT 3 FROM R-5 (TWO-FAMILY RESIDENTIAL) TO R4-A (SINGLE-FAMILY RESIDENTIAL); AND FOR OTHER PURPOSES.

WHEREAS, there are numerous parcels of undeveloped land within the Council District 3 that are zoned R-5, a classification which permits the construction of duplexes; and

WHEREAS, many of the undeveloped R-5 parcels are located in neighborhoods which are predominately single-family; and

WHEREAS, there is an increasing demand for new housing construction and development in the City of Atlanta; and

WHEREAS, the residents of Dixie Hills, Hunter Hills, Grove Park, Center Hill, West Lake, Washington Park, English Avenue, Vine City, Bankhead Avenue, Harvel Homes, Urban Villa, Penelope Neighbors and Knight Park/Howell Station which are wholly or partially located in Council District 3 have expressed concern over the effects of the construction of new duplexes in single family neighborhoods; and

WHEREAS, it is in the best interest of the health safety and welfare of the citizens of the City of Atlanta that all reasonable efforts be made to encourage and support the preservation and development of single family neighborhoods; and

WHEREAS, it is *consistent* with the goals of the Comprehensive Development Plan and the intent of this ordinance that those vacant R-5 parcels, which currently allow the construction of duplexes only be developed with single family residences.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA as follows:

SECTION 1: That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the property located within the boundaries of Dixie Hills, Hunter Hills, Grove Park, Center Hill, West Lake, Washington Park, English Avenue, Vine City, Bankhead Avenue, Harvel Homes, Urban

Villa, Penelope Neighbors and Knight Park/Howell Station neighborhoods which are wholly or partially located in Council District 3 are rezoned from R-5 to R-4A,

ALL THAT TRACT or parcel of land lying and being in the boundaries of the neighborhoods of Atlanta City Council District 3 and of Fulton County, Georgia, being more particularly described by the attached map.

SECTION 2: That the boundaries of Council District 3 as set forth in the City Charter shall describe the area to which this rezoning applies.

SECTION 3: That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform to the terms of this ordinance.

SECTION 4: That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed in this instance only.